176.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,300 / 680,300
					USE VALUE:	680,300 / 680,300
					ASSESSED:	680,300 / 680,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE DEBRA J
Owner 2:	
Owner 3:	
Street 1:	44 WINCHESTER DR
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	MARLENGA EDWARD M/ TRUSTEE -
Owner 2:	MARTHA G OUELLETTE 2016 IRREVO -
Street 1:	C/O DEBRA OUELLETTE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains 3,745 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3745.000	307,700		372,600	680,300
Total Card	0.086	307,700		372,600	680,300
Total Parcel	0.086	307,700		372,600	680,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.40 | /Parcel: 476.4

Legal Description

User Acct

118009

GIS Ref

GIS Ref

Insp Date

07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,700	0	3,745.	372,600	680,300	680,300	Year End Roll	12/18/2019
2019	101	FV	156,900	0	3,745.	367,300	524,200	524,200	Year End Roll	1/3/2019
2018	101	FV	156,600	0	3,745.	282,100	438,700	438,700	Year End Roll	12/20/2017
2017	101	FV	156,600	0	3,745.	266,200	422,800	422,800	Year End Roll	1/3/2017
2016	101	FV	156,600	0	3,745.	244,900	401,500	401,500	Year End	1/4/2016
2015	101	FV	146,700	0	3,745.	228,900	375,600	375,600	Year End Roll	12/11/2014
2014	101	FV	146,700	0	3,745.	210,800	357,500	357,500	Year End Roll	12/16/2013
2013	101	FV	146,700	0	3,745.	210,800	357,500	357,500		12/13/2012

!13722!

PRINT

Date	Time
12/11/20	03:38:31

LAST REV

Date	Time
11/06/20	11:09:34

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARLENGA EDWARD	75858-81	1	10/9/2020	Convenience	99	No	No		
OUELLETTE RAYMO	68129-251		9/30/2016	Convenience	99	No	No		Martha G Ouellette dod 3/21/2019
	8291-245		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2018	95	New Wind	5,000	C				
8/8/2017	1012	Inter Fi	64,000	C				new Kitch & 2 bath

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2019	Mail Update	MM	Mary M
7/3/2018	MEAS&NOTICE	BS	Barbara S
10/28/2008	Meas/Inspect	189	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3745		Sq. Ft.	Site		0	70.	1.42	6									372,646						372,600	

Total AC/HA: 0.08597 | Total SF/SM: 3745 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 372,646 | Spl Credit | Total: 372,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	103302
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344911
Depreciation:	37250
Depreciated Total:	307660

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

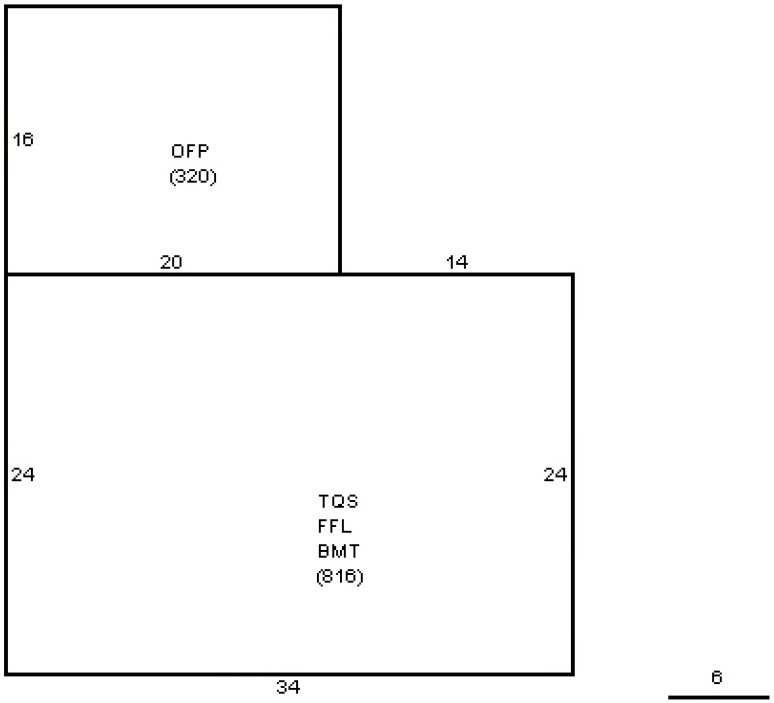
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	120.01
Final Total:	307700	Val/Su SzAd	215.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	42.100	34,353
FFL	First Floor	816	140.330	114,511
TQS	3/4 Story	612	140.330	85,883
OFP	Open Porch	320	21.440	6,861

Net Sketched Area:	2,564			Total:	241,608
Size Ad	1428	Gross Are	2768	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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